

PLANNING BOARD MEETING
JUNE 3, 2015

PRESENT: Ed Dekker, Chairman, Woody Meiszner, Paul Termin, Tim Jones, Bert Hamill, Liz Freeman, Ned Nichols arrived at 8:30 p.m., Louise DelPapa, Joanne Meshna

The meeting was called to order at 7:30. Woody made the motion to approve the minutes of May 21, 2015. Bert seconded the motion and it passed unanimously.

Ed decided to hold the discussion on the Road Bonds and Noise Ordinance until Liz arrived.

Woody discussed the Selectmens meeting and the opposition to the pipeline. A large number of people attended this meeting. The Selectmen agreed to oppose the pipeline and join the coalition. Woody stated the Master Plan was a supporting factor for their decision. He also mentioned a major concern for the compressor station was the emissions and noise along with lack of emergency team. Woody mentioned that an amount of 2000.00 was collected at the meeting by passing the hat. The money will be presented to the coalition.

Liz arrived during Woody's discussion.

Bert wanted to bring up the issue of gravel trucks on Saturday morning before the regular business began. Ed stated the trucks can travel on Saturday morning. The Michauds of Appleton Rd. wanted to know if they could change the start time from 5:30 a.m. to 6:00 a.m. for the operation of the trucks. Ed mentioned that the agreed time was 5:30 a.m. and the Michauds did not have an objection to that time. They requested the time be changed to 6:00 a.m. Liz stated the Board could reconsider changing the time to 7:00 a.m. and suggested the Michauds be invited back to discuss the time change.

Ed questioned Liz on the results of her telephone call regarding road bonding. Liz stated there are different things you can do on road bonding. You can make completion of the road and utilities a condition of approval, in which case the Mylar is not filed and the lots cannot be sold until the road is complete, or accept a security and lots can be sold. If the road is not completed in 3 years, the bond can be called and used to complete the road. Liz stated if the Board is insistent on something in between that, it will require further discussion. Liz stated an owner can do anything he wants on his land, subject to DES restrictions. Bert questioned, if DES notifies the town of any problems, permits or stop work order. Rzepa was used as an example. Ed brought up the point that the board needs to speak to Jim Coffey regarding notification from DES on issues/problems and change this on the State level.

The regulations are three years for completion and a top coat/bond should be in place. The signed Mylar must be issued for an approved subdivision and houses can be built. Paul mentioned a restoration bond. Liz suggested a legal opinion on this. Ed will call the lawyer.

The Board discussed the proposed Industrial and Commercial Noise and Light Impact Ordinance. Paul wanted to know the definition for industrial and Ed's response was he wants to keep it general, but not to be for residential. Liz referred to different pages on the site plan regulations which the Planning Board can consider and regulate noise. We need to have a measurable standard for objectionable noise. The Zoning Board Special Exception and Planning Site Plan Regulations are means to regulate noise. Bert suggested that we need a better definition for Industrial or modify the definition. Liz asked that someone find a good definition for Industrial. Per Ed, if we keep it general it has a better chance to be passed in the town election as a Zoning Regulation. Ed wants to publish/post the ordinance and we have 180 days to post. The time to post was in question and Joanne was going to find the time frame. The board wants to post it as early as possible. Woody said he wants to give a "heads up" to Mason and Greenville and thinks it would be a good idea for them to mirror this.

Ed took the Wind Energy Ordinance and deleted sections that are wind specific and put in some of the wording for industrial and commercial. Ed will change the title to Industrial Commercial Impact Ordinance. Ed feels he needs to get better definitions. Ed perceives a business as a commercial definition.

Ed stated on page 12, associated costs, the escrow account amount will be changed to 0, although Ed feels that a larger business can handle the \$25,000.

Ed wanted to strike out Decommissioning on page 15. Ned brought up the problem with the decommissioning of power plants that are no longer being used and feels it should remain. After a short discussion, it was decided to keep this in. Ed wanted to strike out Financial Assurance on page 15 and the Board agreed.

Ed will make the necessary changes and will send a clean copy to the Board members in the next few days.

The meeting was adjourned at 9:15.

Respectfully submitted by:

Louise DelPapa
Land Clerk

A discussion was brought up on the construction vehicles and the damage they can make on the top coat. This started a discussion on the poor road conditions in town, private roads vs. town roads, etc.

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Louise DePapa
Land Use Clerk